

TOWN OF ARLINGTON
MINUTES OF THE PERMANENT TOWN
BUILDING COMMITTEE MEETING

TUESDAY, NOVEMBER 17, 2015

Location: Town Hall Annex, Second Floor

Present: John Cole, Chairman
Adam Chapdelaine
Bill Hayner
Allen Reedy
John Maher
Bob Jefferson
Diane Johnson
Ruthy Bennett
Brett Lambert
Diane Johnson

Guests: Eric Ammondson
Brian DeFilippis
Michael Hanna
Carl Franceschi
Scot Woodin
Lee Rich

Absent: Suzanne Robinson

Chairman Cole called the meeting to order at 7:30 PM.

THE STRATTON SCHOOL

DRA reviewed the Design Development Estimate that was received yesterday. It was explained that the estimate was not fully vetted by the architects as yet. This will be done to make sure the increase of \$1.5 Million over the Feasibility Estimate is accurate. The following list outlines the various reasons given for this increase:

- Program Changes;
- Additional Escalation Costs as the original study was escalated to 2015 whereas the current study shows escalation to 2016;
- Abatement Requirements;
- Roof System Upgrade from EPDM to PVC for aesthetic reasons; and
- Technology Upgrades.

Various members of the Committee expressed considerable concern that this new estimate was well above the Feasibility Estimate.

DRA reviewed the LEED 2009 for Commercial Interiors (CI) Scorecard with the Committee. They explained that the costs associated with the prerequisites needed to qualify for the program. The two necessary minimums needed are adding HVAC into the corridors and conducting a Fundamental Commissioning of the Building Energy Systems. The additional cost to do these items would be a projected price of \$91,600. The Committee suggested this cost may be too high considering a reduction in program would undoubtedly be needed just to get the price back down to the Feasibility Study costs. Given that Suzanne Robinson was absent and as a courtesy to her, the Committee determined that a vote on the LEED issue will be deferred to the December 1st Committee meeting. John Maher was requested to draft a motion for consideration at the next meeting as to why LEED Certification should not be sought for the Stratton School project.

DRA reviewed the various Technology Systems that are being considered for the Stratton School. The costs were discussed in regard to parity with the other schools in the system. A site visit-meeting was proposed for the architects, Ruth Bennett, and the Stratton School Principal, Michael Hanna, in order for them to walk through the school and review the list of necessary upgrades after the DD estimate is considered more solid. The next meeting of the PTBC is scheduled for December 1st when the site visit and DD estimate will be discussed further and a vote taken by the Committee as to whether or not to continue to strive for LEED Certification through the CI program.

COMUNITY SAFETY BUILDING

Phase 3 Renovations

Items discussed:

1. Project Update.

Brian informed the committee that the 911 call center is back in operation with a new ceiling, lighting and paint. HVAC and dust are being controlled in this area. Roof patching around HVAC units is largely completed. CMU wall installation in the detention and processing area is ongoing. GWB installation and finishing at the first floor is nearing completion. Plumbing rough-in work is ongoing in all areas. Electrical T & M work to remove abandoned wiring is ongoing as well as panel replacement and electrical and fire alarm rough-in work. HVAC ductwork and piping is ongoing. HVAC air-handling equipment is either in place or rigged to the roof. Fire protection rough-in work is nearing completion. Miscellaneous-metals work is ongoing. The Committee requested that PMA photograph each wall prior to GWB installation in order to have a visual record of MEP/FP locations as a supplement to the as-built drawings.

2. Schedule.

Brian noted that the 34 days added to Ammondson's contract through Change Order Proposal #57 will be added to the project completion date. Phase 1 is currently estimated for completion in early February.

3. Project Budget Review.

Brian projects the remaining contingency amount to be \$187,063 with identified pending changes. Brian presented the following Change Order Proposals for review and approval:

- COP #19 for temporary power for a 911 bus in the amount of \$2,484;
- COP #20 for temporary power for UPS in the amount of \$603;
- COP #33 to replace plumbing isolation valves in the amount of \$1,821;
- COP #50 to revise the atrium stairway wall framing in the amount of \$2,132;
- COP #51 for the electrical work for a new automatic door opener to the Community Room in the amount of \$1,298;
- COP #53 to revise the atrium stairway curb in the amount of \$15,566;
- COP #55 to revise the mechanical equipment pad to reduce structural loading in the amount of \$4,884;
- COP #56 to provide temporary heating in the amount of \$15,865;
- COP #57 for additional supervision due to the added scope of the work in the amount of \$35, 632;
- COP #58 to change two pipe chases from GWB to CMU in the amount of \$6,050;
- COP #59 to rebuild the masonry at the new door jamb due to an unforeseen column in the amount of \$1,545;
- COP #61 for additional masonry work due to unforeseen plumbing piping in the amount of \$3,661; and
- COP #64 to eliminate masonry walls where the existing walls will be kept in the approximate amount of (\$6,066).

The total amount of the COPs presented for approval is approximately in the amount of \$85,475. Upon a motion by Hayner, seconded by Maher, the Committee approved all of the COPs as presented with the stipulation that credits be provided towards COPs #53 and #58.

4. Generator Replacement.

Eric presented an estimated project cost of \$518,545 which includes a 15% owner's contingency and \$61,860 in Architect and Engineers fees. Upon a motion by Chapdelaine, seconded by Hayner, the Committee unanimously approved the project to proceed as a change order to the General Contract and approved Ammondson's contract amendment of \$43,115 for detailed design and CA services for this project.

5. Radio Room Modifications.

Bob Jefferson discussed Chief Mechanic Rob Derosa's concerns about the existing heating and plumbing piping running above the Town's emergency radio and computer equipment in the first-floor radio room. Eric stated that the mechanical engineer estimated a cost of \$25,000 to relocate the piping. Upon a motion by Jefferson, seconded by Maher, the Committee unanimously approved this work to be performed by the General Contractor as a T & M change to their contract. It was agreed that the mechanical engineers could bill hourly to perform up to two additional site-visits to oversee this work.

INVOICES

The following invoices were approved on a motion by Maher, seconded by Hayner:

Central Fire Station

1. GOV Communicating in the amount of \$510;
2. PMA Consulting in the amount of \$7,058.92;
3. BARCO Products in the amount of \$277.11;
4. PROAB Systems in the amount of \$2,578;
5. Deposit to the Arlington Housing Authority in the amount of \$1,517.40 (credit).

Community Safety Building

1. Duggan Mechanical in the amount of \$564.87;
2. PFI in the amount of \$1,242;
3. Ammondson in the amount of \$12,520.51;
4. Interstate Communication in the amounts of \$907.57, \$990, and \$357.50.

Stratton School

DRA in the amount of \$118,500.50.

The November 3, 2015, Meeting Minutes were unanimously approved on a motion by Reedy, seconded by Chapdelaine, except that Chairman Cole abstained as he was not present at that meeting.

Whereupon, a motion was made by Chapdelaine, seconded by Maher, to adjourn at 9:35 PM, and it was unanimously voted.

Respectfully submitted,

John F. Maher, Clerk Pro Tem